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Ravalli County Planning Dept.

COMMUNITY CONCEPTS
JOHN HORWICH, PRINCIPAL
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CORVALLIS, MT 59828
(406) 546-3384

September 5, 2006

Karen Hughes, Planning Director
Ravalli County Planning Department
215 S. 4th Street, Suite F
Hamilton, MT 59840

Dear Karen: OCR3 Plan – Response to Philip Taylor

You have asked me to provide responses to the questions posed by Mr. Taylor in his August 24, 2006 letter to you regarding the OCR3 Plan. I will respond as completely as my notes and recollections permit.

Mr. Taylor requests similar information regarding several meetings that were held in the initial stages of plan development. As to each of these meetings, he asks for a list of the participants; minutes or notes of what the participants said; what I proposed to the participants; and whether there was, in fact, a request for their comments on an overall plan (or were the discussions primarily about sewer and water hook ups).

I will begin by responding to the latter of these questions. I am attaching a document headed "Old Corvallis Road Neighborhood Planning Workshop." This document was the outline from which I worked for all of the initial meetings with stakeholder groups, including those referenced specifically by Mr. Taylor. As you will see from that outline, I did not propose any specific develop to the participants at those meetings; I most certainly requested their comments on an overall plan (indeed, that was the very purpose of the meetings); and the discussions focused very little on the topics of sewer and water hookups. I should note in regard to the last point, there was little discussion of sewer and water hookups in large measure because several years ago significant public funds were spent by the City of Hamilton to expand the sewer and water lines to provide service to this area (Area 3) as well as to areas north of Area 3 (Areas 1 and 2). Questions of sewer and water availability were generally taken for granted in light of previous actions by the City.

As to each of the particular meetings identified by Mr. Taylor:

Representatives of the Bitter Root Stock Farm and Besseney Family (1/18/05 and 1/20/05).

1/18/05. List of participants: Christina Besseney, Peter Van Tuyn, William Ditz, Scott Pine, Russ Habel, representatives from the Bitter Root Land Trust, Clark Stevens, several friends of Mr. Van Tuyn.

I am attaching notes from the 1/18/05 meeting.

1/20/05. List of participants: Peter Van Tuyn

This meeting consisted of a tour of the Stock Farm property with Mr. Van Tuyn (Francis Besseney's son-in-law). Notes from this meeting are also attached.

Daly Mansion Preservation Trust Board (2/04/05). List of participants: Sharon Schroeder, Kim Morris, Richard Greef.

I am attaching notes from this meeting.

Owners of Property Fronting on Old Corvallis Road (2/23/05). List of participants: See attached list (sign-in sheet).

I am attaching notes from this meeting.

Ravalli County Fair Board (3/17/05). List of participants. Gary (Fair Manager), Vicki Dawson (Fair Board member).

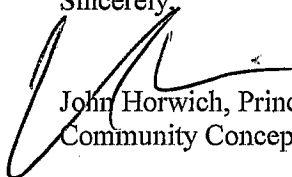
I am attaching notes from this meeting.

Mr. Taylor has also requested a list of names and addresses of the "stakeholders" referenced in the Neighborhood Plan on page 2, by which I assume he is referring to those who received a notice of the December 8, 2005 meeting. That notice was sent to all the groups with whom I met originally, as identified at pages 1 and 2 of the Plan. A copy of that notice (letter) is attached (letter to Betty Davis of RCEDA—identical letters were sent to the others). I have also attached a list of the other names and addresses of parties who received notice of that meeting. I have also attached a list of those who signed in as attendees at the meeting on December 8, 2005.

As requested by Mr. Taylor, I am enclosing copies of written comments submitted in connection with the December 8, 2005 meeting.

I hope Mr. Taylor finds this information responsive to his requests.

Sincerely,

A handwritten signature in black ink, appearing to read "John Horwich", is written over the typed name.

John Horwich, Principal
Community Concepts

OLD CORVALLIS ROAD
NEIGHBORHOOD PLANNING WORKSHOP

January 13, 2005

OVERVIEW OF THE ISSUES AND TOPICS FOR DISCUSSION:

- WHAT ARE THE SIGNIFICANT FEATURES AND CHARACTERISTICS OF THE PROJECT AREA (NEIGHBORHOOD)?
- WHAT ARE THE SIGNIFICANT RELATIONSHIPS BETWEEN THE PROJECT AREA AND ITS SURROUNDINGS?
- VISION FOR THE FUTURE OF THE NEIGHBORHOOD (using a 5 - 10 year time horizon)
- WHAT GOALS DO YOU SEE AS IMPORTANT FOR THE FUTURE DEVELOPMENT OF THE NEIGHBORHOOD?

A. WHAT ARE THE SIGNIFICANT FEATURES AND CHARACTERISTICS OF THE PROJECT AREA (NEIGHBORHOOD)?

For example:

- What is unique or special about the project area?
- What environmental and natural resource features are present in the project area?
- What cultural/historical features are present in the project area?
- Parcel configurations/ownerships
- Public facilities—e.g., parks, trails

B. WHAT ARE THE SIGNIFICANT RELATIONSHIPS BETWEEN THE PROJECT AREA AND ITS SURROUNDINGS?

For example:

- Infrastructure:
 - transportation: motorized and non-motorized
 - sanitation: sewer and domestic water
 - irrigation systems
- Natural Resources
 - surface and groundwater
 - wildlife
- Views and Viewsheds
- Historic and Cultural Relationships
- Land Uses:
 - agriculture
 - residential
 - commercial
 - industrial
 - public

C. VISION FOR THE FUTURE OF THE NEIGHBORHOOD (using a 5 - 10 year time horizon)

For example:

- Looking back to the existing on-site features and the relationship to the surrounding area, are there particular elements that should be “respected” in future development of the neighborhood?
- Focusing on the neighborhood in the context of its surrounding community, what do you visualize as important in the future development of the neighborhood?

D. WHAT GOALS DO YOU SEE AS IMPORTANT FOR THE FUTURE DEVELOPMENT OF THE NEIGHBORHOOD?

For example:

- Commercial Development: Is the neighborhood appropriate for commercial development? If so, should commercial development be low (or high) density retail? office? technology? Where within the neighborhood? What elements would be important for commercial development within the neighborhood?
- Industrial Development: Is the neighborhood appropriate for industrial development? If so, what type and where within the neighborhood?
- Residential Development: Is the neighborhood appropriate for residential development? If so, should residential development be low (medium, high) density residential development? Single or multi-family? Individual lot sizes? Should homes be clustered to preserve open spaces or important site features? Where within the neighborhood? What elements would be important for residential development within the neighborhood?
- Agricultural use: Is the neighborhood appropriate for continued agricultural use (again—focusing on 5 - 10 years in the future)? If so, where within the neighborhood? What constraints would be faced by continued agricultural use?
- Public Spaces: Is the neighborhood appropriate for future public spaces, such as parks, playgrounds, trails, schools or other public facilities? If so, what types of public facilities would be appropriate? Where within the neighborhood would such uses be appropriate?
- What public infrastructure (whether provided by public or private entities) is necessary or appropriate for the future development of the neighborhood as envisioned? Consider roads, sewer, water, drainage and other public facilities and improvements.

1/18/05 mtg with Besseney family and reps.

Major landowner issue: viewshed from mansion

According to Bill Dietz—about 194 acres of the 750 total acres could be non-economically productive and the project still could be feasible. (Rough numbers—and note Dietz Bros. Might not still be involved).

Owners contemplate commercial at east side of property along Old Corvallis Road.

Bill Dietz wanted to know what additional public facilities (e.g., fire houses) will be required if this land develops. And, of course, what kind of developer contribution would be required?

Note to me: I can't zone open space/conservation before conservation easement is granted—assuming someone wants the tax benefits of a conservation easement.

Q – getting the public to pay to maintain public areas—e.g., parks, trails, etc.

Tour of the Stock Farm with Peter 1/20/05

According to Peter, there are no “declared wetlands” on the site, but there are hydric soils which could be brought back to active wetlands. Portions of the site (nw of lake, I believe) that are tiled to drain.

General Mansion viewshed to be preserved: triangular looking west across to trailer park demarcation. Envisions a commercial area near roadside along OCR—30-40 acres—with a buffer to block out other existing buildings and carry the eye up to the mountains. Ideas include brewpub, theater, concerts, etc, live/work artist shops.

Envisions a trail through the southern Mansion gated alleyway (near lake).

Lake could possibly be removed and just restored as a wetland—less maintenance and liability.

Envisions higher density north of Stonegate—maybe 110 acres—view to the n.w. is incredible. Patio homes for empty nesters would do well off the lake—viewing the wetlands.

Garden spot—best soils in small area north of fairgrounds along OCR—possibly a community garden.

See other specific development ideas in Pam's notes in file.

Walking Tour/ Meeting with Peter V. -- 1/20/2005

Received copy of history overview and Peter suggested talking with Chere regarding all the historical phases of the Daly property.

Commented about the unique architectural style of the Daly buildings(hopefully to be replicated or mimicked within the development) and the wonderful possibilities for public trails throughout the site.

Meet with **TOM PARKER** regarding soil maps - generally the area has no "declared" wetlands, but hydric soils which could be brought back to active wetlands.

General mansion viewshed to be preserved triangular looking west across to "trailer park" demarcation. Envisions a commercial area near the roadside there - 30-40 acres - with a buffer area to block out other existing buildings and carry the eye up to the mountains.- the commercial areas could be unique - live/work artist shops; RCEDA business incubator programs, brewpub- theatre(?), concerts etc. are all good ideas.

Envisions a trail through the southern Mansion gated alleyway, going north along the lake.

Lake - possibly could be removed and just replaced with a great wetlands area with less maintenance issue. His view is that the "lake area" should be in quasi-public hands - the lake was added in the 1920s and has definite problems with the older willows and berm integrity.

Envisions higher density housing north of the Pigman project - 110 acres - view to the n.w. is incredible - Patio homes for empty nester would do well off the "lake", viewing the wetlands - residents there could pay to use the communal barns.

Garden Spot - best soils, no. of Fairgrounds, off Old Corvallis Rd. - possibly a community garden spot.

Peter would like a plan which envisions the most intrusive thing that the County would accept and he would beat that - with really great plans.- an initial yield plan????

Working with Clark to respect both the historic and the economic aspects of the property. It is a "make your market" development - bankers are not fond of it - but it would be so unique. Develop a list of amenities that will draw people here (as opposed to living in the Pigman area, for example.)

Envisions either moving in total the historic red horse sheds and/or moving them to be used as picnic/rest areas along the trail system within the development.

No hazardous materials study has been done - but believes there are none - older tanks were removed and is not aware of any other problems in this area.

There would be larger homesites north and east of barn areas up on a plateau - with a transition plateau area which takes one down to the lower field for a second phase of housing development.

Additional 7-9 acres up on this bluff, near brick horse "barn" - very valuable - value both to the public and economic value - plans for this are up in the air??

Original Race track pointed out where larger tract lots could exist.

Envisions the best main entrance off of Eastside Hwy - perhaps eliminating the need for too many restrictions or upgrades on this entrance to the busy highway. Mentioned he would like to be able to use the tunnel - but is it wide enough for public traffic???

The mainline ditch off of the Eastside Hwy. Has issues - wants to find out if it could be moved - as long as the ingress/egress volumes remain the same. With a bigger berm, Envisions 12 homes along this hwy. area - probably not with city sewer.

Access roads - just east of Fairgrounds - maintenance bldg. Might be moved as well as H. Society. Sheriff's impound area could also be moved. Providence Way entrance might be too weird - but would be a fabulous road to use as a trail for the public back and forth to high school and mansion, lake area, etc.
Deeded access road just north of senior center on Old Corvallis Rd. - is it wide enough? There is the power of condemnation to use to get this width up to 60ft. Pointed out the property where the widow lives with life estate rights.

The trailer park property along the westside of Old Corv. Rd. Provides the narrowest way to crossing over (or under) Hwy 93 for access to Heironymous Park and other trails.

? Seeking annexation now -

Chere - several phases

1. Salish
2. Daly's - 7 ranches
3. After his death - wife carried on w/ giving + bldg. Carriage Hse - brick
4. Margaret Daly - Frances' father -
+ Hungarian = telners
heres came here
Endurance riders
5. Frances' ownership - cattle operations

Architectural Style - Ranch / Daly Style

* Tom Parker - Soil Maps
not declared wetlands
^{but} hydric soils - can be restored to active wetlands

- Unfinished aimed to trailer park -
- Commercial area - to roadside 30-40 ac
buffer area to block out other bldg
+ carry eye up
- Trail thru Mansion alley into mansion
north along lake

possibly remove lake? - less maintenance

Peter's view - quasi-public hands

built in 1920's - concern w/ older well

* check out Mansion film + term integrity

Higher Density - no. of Pignais / so. of Mansion
NO acres

Crain Paperfield - other side of Trees. view to n. incredible

Peter's homes on
no. arc, view
wetlands

* pay for use of barns

Old Brwallic - commercial - to be unique

Bluff area - # menus

Garden Spot - flag to fairgrounds
garden soils

Development (Class 5) -
respect economics as well as history

Peter's idea → Lesser Included Plan

- what's most intrusive thing
- then they will beat it

** initial Field Plan - w/ county's responses

Make your market development
- Bankers don't like -

Original horse sheds - ^{up} benches
along trails

no hazardous materials study done -
but no problems

Transition plateau on north down to
lower field - second phase housing

7-9 acres link on bluff - economic value?
public value?
very valuable?

Racetrack

Main Entrance - off Hwy under tunnel
tunnel issues?
entrance restrictions + upgrades

Mainline ditch - issues? ingress
egress volumes

Brain Pope Field - what to do with?

Peter's
comment: Trail Possibilities are superb!

Providence entrance - ^{unimpd?} (before it) -
H.S. trail a must!

What amenity will draw them here (so. end.)
buffer w/ Park (Sigmund's)

- Access Rd. - just ea. of fair grounds
- Maintenance area might be moved.
- Sheriff's impound to be moved

light commercial - brew pub theatre, concerts

Crushed of Mansion - Old Cowalk's Rd. - railroad
sign

- * Trailer Park - access across Hwy -
Narrowest way across to Heiraymex

- * Paved access Rd. - just no. of senior
center

is it wide enough??

Corner of condemnation - for 60' wide
life-estate on old bldg.

^{Hwy}
Castside - bigger berm, 12 houses, low density
N.E. corner access.

Daly Mansion Preservation Trust 2/4/05 (see letter of March 24, 2004 in file also)

Overall - concern with historical look and ambience for the visitors to the mansion and the grounds. Emphasize that people visit as much for the grounds as the mansion itself.

Concerned with preserving integrity of the entrances.

Keep flavor of the bygone era. Preserve the look of historical beauty; approach from east, south

Viewshed: view to the west is part of why the Mansion is situated where it is. (Blodgett Canyon)

Strolling the grounds very important--try to keep traffic away.

nice to see tree-lined drives

nice to see ag uses

preserve the many botanical specimens on the property--Dalys planted many non-native specimens on the ranch

interested in other historic buildings on the ranch, but no money to purchase.

Community interest in building a community center somewhere on the existing site, looking now to build in parking field south east of mansion

need a secondary entrance to the mansion to reduce demand on main tree-lined driveway (hard on tree roots and too narrow). Should provide for a second entrance to mansion to be incorporated in development plan of surrounding property.

Note: it appears from old deeds that the ranch may have retained a right to use all the old roads--even main mansion road--if I need to see, Kim at Pres. Trust has these documents.

Other historical buildings on the Stock Farm: can't buy them, but would love to utilize them.

Viewshed to west, and area north of entrance most important--always looking for ways to enhance the grandiose image.

Bike paths/trails from western edge would be great; lake not so significant. Trail system would be great--to enhance access to the Mansion. Might be some additional security issues as access to the Mansion from different directions is improved.

Question--will the Mansion have to connect to city sewer and water as a part of this process? There seemed to be some resistance to this idea from board members (cost, I assume).

Concerns with traffic safety on Eastside Hwy--esp. as traffic increases for this development and others. Is a turning lane possible at Mansion entrance?

Possible community center--new building (see brochure). Might include space for art galleries, small concerts, banquets, weddings, etc--a cultural center. This might dictate a different entrance. Vendor traffic also needs a different entrance.

Some brief discussion of the existing carriage house. DMPT has no funds to acquire, but it would make a great location for them to display artifacts (including carriages) that they

have been given, if they can find a suitable site for display.

Daly Mansion Preservation Trust 2/4/05

Why are city + county developing this together?

- RCEDA had county underwrite new lift station — with the idea that their investment will be paid off by development (\$400,000 @ least.)
- County wants to see the potential development/planning before actual bldg.
- City will annex the pieces thereafter ^{state}

w/ lift station — will Daly Mansion be on it
Atty — doesn't want the Mansion in the city —

City design in process for sewer processing.

General Concerns in Planning —

(1) Mansion + state owe a great debt to Benseneycyp. recognize ^{with} appreciative attitude — but we don't feel we can dictate

2) Preserve the look of historical beauty approach from east, south
a summer home, teed w/ horses, cattle, feeding w/ wagons, agric representing a unique period — drawing the creation of Hamilton to look to the west — part of why it's

They are stewards of what they have

retain the flavor

Howard

- Tree line drive terrific - a good buffer - adds to the "flavor"
 - innovation + fun of landscape - all plants, trees, unique variety
 - strolling the grounds very imp. - try to keep traffic away
- Other historical bldgs. — can't buy them bc would love to utilize them!

- Is ^{there} access off of Mansion lane — (check deed!!) They do have right of way - farm use - John can't address that + change it.

no financial help from State at all.

Total
50
acres

Viewshed to west, north of entrance was most important
always looking to enhance grandiose image

not all open space is created equal - incentives can be created.

Dike Paths from western edge would be great — lake not so significant
Trail System would be great.

Lakes as a center — is the "traffic" welcome
it will be a year-round thing.

— enhancing access overall would
be great. — perimeter security
only a fence — chainlink —
easiest access is off north — easiest
no actual rights to the pond itself

Howard

John
Research

— Eastside Corridor — will traffic
increase there?

Q. Cornwall's Rd area — will be a commercial
corridor

→ Safety concerns @ mansion entrance
turning lane possible

— Question of County impound area —
County @ this point wants no
more land

— Open Space — ballfields or parklands
or walking areas?
walkable community

Lake — can a conservation area get
involved? State Parks? City
Park?

R

not private resource spaces —

University Role — assigned by state as
their ^{reporting} entity — replaced historical
society — opportunity to
benefit from school's expertise

→ * Bob Krazier [one stop along the
way for their program + students
deed held by State Lands]
use the ^{manion} ^{outreach} sight

Another future use —

a community center? — they ^(DMPT.) want
to see a potential business plan for
art galleries, dinners
on their acreage

* might dictate a different entrance
< vendor traffic could also use
another entrance. >

Howard + The more valuable you can make the land
the better the development — community
benefits from great development.

Daly Mansion Preservation Trust | Board Vision

To: Peter Van Tuyn
308 G. St. Suite 313
Anchorage, Ak 9501

From: Howard F. Recht

Date: 24 Mar 2004

Re: Daly Mansion

It was a pleasure to meet you. As it happened, the weather cooperated nicely for your visit; and I know that we all enjoyed a lovely spring day out at the Mansion. I was particularly pleased to have been given a tour of the Carriage House by Francis. Please express our appreciation to him for this courtesy.

As you have asked for input from the Daly Mansion Preservation Trust concerning the impact of potential future events, I will attempt to summarize the thoughts that have been expressed by board members. Obviously, this will provide only a brief synopsis of each topic; but further discussions can occur if warranted.

First, though, it should be noted that everyone connected with the Mansion is thrilled that the long planned-for restoration of the Mansion is on the horizon. The requisite funds are largely in place; and the board is in the process of contracting with the University of Montana Facilities Services, Planning & Construction, to represent the Mansion Board in overseeing the restoration project. University personnel bring a great deal of experience in managing significant construction projects, together with region-wide contacts, all of which should help to make sure that the project proceeds smoothly, and to the satisfaction of the Trust.

Once the Mansion itself is restored, the Trust will see a significant shift in its overall focus and objectives. Since its inception on the late 1980's, the Trust has been almost single-mindedly focusing on the Mansion's restoration. As I mentioned, once that is accomplished, the Trust will be able to turn its attention to other issues, and to broader goals.

Some of the things that the board has considered are:

1. Restoration of the Grounds. As many guests come to the property to enjoy the Mansion grounds as the Mansion itself. Strolling the grounds invokes a certain atmosphere as guests enjoy the unique horticultural diversity and imagine what it looked like once upon a time when family and guests walked the grounds, played tennis, swam in the pool, rowed on the lake, and while children played in the playhouse. To that end,

the Trust anticipates the need of tending to trees, shrubs and other plants; and to attempt to bring back some of the diversity that has been lost or is being lost as trees and other plants age and die. Other facilities on the grounds need to be restored so that they can be seen as they once were.

2. Preservation of Views. The entrance experience of seeing the Mansion and the grounds as you come in off the Eastside Highway through the main front gate is a treasure and needs to be preserved. This entrance allows a guest to see the Mansion and grounds to their best advantage, and provides a transition from wherever the guest is coming from into the historical experience that the Mansion property provides. It is feared that development to either side of the Mansion entrance would spoil the entrance experience. So would development behind the Mansion (to the West). The board would, therefore, like to see a conservation easement restricting development of the property to the north, south and west of the Mansion. In addition, the board would like to receive at least one additional access to the Mansion grounds as this would help preserve the entrance by lessening traffic down the main entrance and by providing access for ancillary traffic.

3. Preserve Ties to the Past. The Mansion was not only connected to a certain time, but also to certain activities and a lifestyle. The board would like to see those ties maintained. The Mansion was the centerpiece of a working ranch, where cattle, horses and other animals were raised. The board would hate to see the Mansion severed from that setting, such as it would be if it sat in the middle of a subdivision. At some point, the board would like guests to be able to see part of the Mansion grounds used to demonstrate its working history. For example, traditional trades could be demonstrated, the greenhouse could become a working greenhouse to maintain the needs of the grounds or to allow guests to take something living home with them from their Mansion visit. Guests could be given carriage rides in horse-drawn carriages down tree-lined ways, if such were available, or see demonstrations of early farming equipment. It would be nice if guests could see cattle grazing and fine horses being raised around them.

4. Development of Other Community Benefits. An interest has been expressed in building a community center for the Hamilton area somewhere near the Mansion. If a way was found to locate a community center on the neighboring property, funds raised for the community center project could be used to pay to preserve the views and agricultural uses around the Mansion. These funds could also be used to build community walking, cycling and/or interpretive trails. Such a project could enable the Mansion and the surrounding grounds to become a unique community center and park. Of course, all of the property surrounding the Mansion would not have to be turned into a park, as compatible uses, such as agriculture, are possible.

The Carriage House and racetrack areas to the north of the Mansion would provide a wonderful setting for a community center. These facilities could undoubtedly be incorporated into the community center development, perhaps using the Carriage House to showcase collections and exhibits that have been and will be donated to the Mansion.

As part of the entire compensation package for this property, perhaps a trade for some of the pasture ground the Trust owns on the south side would make some sense.

As you know, a collection of antique cars and other equipment has been donated to the Trust, provided that it can provide suitable permanent housing. A showcase for a collection of this sort would fit in with a community center project, with the existing Carriage House being a prime consideration for housing this collection. Over time, other appropriate exhibits undoubtedly will be temporarily or permanently donated to the Trust for public display. As the Mansion straddled that unique time in history when the machine age was ushered in, displays of early automobiles, trucks and farming equipment are as appropriate as horse-drawn carriages, wagons and other pre-machine age farming technology.

The board is aware that certain potential donors are more interested in donating to a community center than to the Mansion restoration, so a source for funds to develop a complete community center project (including grounds) may exist. If so, the entire project needs to be visually compatible with the Mansion. Some coordination of use for the management of traffic, guests, visitors, etc. also needs to be considered.

5. Miscellaneous. The board would like to see whether the ranch right-of-way between the Mansion and the parking lot can be abandoned so that the Trust can better use and landscape that area.

2/23/05
Property Owners Meeting

Property Owners Please sign here

1. RAVALLI SERVICES Corp

JAN TAYMOTH

2. RAVALLI CO. COUNCIL ON AGING

PAUL TRAVITZ

3. Lynn Shuhund

Lynn Shuhund

4. Shirley Agner

Shirley Agner

5. DORRIS BABCOCK
6. Frances Plumb

Dorris Babcock

Karen Hayes

Planning Staff

Old Corvallis Rd. Property Owners mtg - 2/23/05 @ County Commissioners' Meeting Room

Five property owners or their reps. in attendance. Also received a previous call from owner of Gardner's Auction Service who was supportive of planning and of idea for eventual commercial development of the corridor.

Significant features of the area include the history (Stock Farm) and commercial growth along Hwy 93. New businesses moving into the area is an evolutionary process.

Future of the area:

concern with height of buildings on both sides of Old Corvallis that might block views of the mountains.

Need more access from Highway 93 than just Fairgrounds and Riverside.

Most agree that the future is likely commercial uses: but not used car lots or similar; rather professional offices and light industry and high-tech. Envision commercial also along the east side of OCR. This area can provide some relief for commercial development along the highway and prevent further encroachment of commercial uses into city residential areas west of Hwy 93.

Want to avoid continued "hodge-podge" development in this area (and as exists along Hwy 93—especially along the highway outside of the city).

Like the design of Council on Aging.

Attendees seemed to support the use of some form of design standards for the development along OCR. Could create a character for the area—consistent with the Old Stock Farm (might also be consistent with the historic Fairgrounds buildings). This could be an opportunity to create some "historic" design standards. Property values could be increased by ensuring quality, aesthetically consistent designs. Create a consistent character.

These design standards might address issues such as roof pitch (no flat roofs), roofing materials, types of siding (or at least appearance of siding—e.g. appear as clapboard); landscaping standards, use of ornamentation (such as cupolas—typical of both Stock Farm and Fair?).

—questions raised about how log or timberframe buildings would fit with these standards (note: several of the major new buildings along Hwy 93 in this area are timberframe).

—Karen Hughes noted the design standards might address no use of neon signs, other sign standards.

—control height of buildings (again considering viewsheds as well as overall scale). Perhaps limit to 2 or 2 1/2 stories (include actual feet maximum). Perhaps a height limit that allows more height the further the setback from the road (which might be relevant to new buildings on the east side of OCR).

Viewshed of mansion is very important. These people also liked *their* ability to see the mansion – reciprocal viewshed.

Comments re future development on the Stock Farm:

- prefer single-family

- concern with tiny lots (although this concern might be relieved if smaller lots were in exchange for other open spaces). I think the tiny lot concern was a direct concern with The Arbors.

Traffic concerns on OCR:

- need stoplight at Riverside Cutoff.

- OCR is a thruway—used now by trucks delivering to Massa and of course traffic to Corixa.

Pedestrian/bikeways:

- Support was strong for providing pedestrian and bikeway linkages in this area. Noted that people already cut through these people yards to go to Hieronymous Park across the Hwy. Dangerous condition, but people cross the Hwy here.

- Concerned about walking along OCR. Saw need for sidewalks or trails paralleling OCR. Would probably need these facilities along east side of OCR—since not much room to west.

- Potential senior citizen housing at Council on Aging would further increase demand for safe walking trails.

Discussed lighting standards: concerns expressed with the lighting from the new Massa and Title Company buildings—clearly these facilities need security lighting—but it appears lighting is spilling over into neighbors; and also of course loss of the night sky.

- Need to assure that lighting does not go off site.

In general, need to provide for buffering between uses. May be especially important as the area transitions, and we have both commercial and residential uses. Might be of long-term importance in the Stock Farm property where we may long-term have commercial uses along OCR backing up to residential uses in the interior.

Some discussion of the wildlife uses of the Corvallis Canal and the pond.

4/23/05

①

Karen Hughes - Sr. Planner

question
about

5-10 year time span -

①

maybe 2 years to a new sewer
hookup + then, depends on
market interest

② possibility to expand ^{study area} into areas
1 & 2 - in limbo currently

③ who pays for sewer to go down the road
historically a rebate program
need to figure out the amt's of rebate
w/ the #'s in the development
the ~~money~~ ^{#s in} to do this construction
must justify the money to go into
the \$400,000 lift station.
^{part} practice - you don't have to connect

- awaiting capacity expansion @ the sewer
treatment plant. - then, the lift
station will go in (via a long term
loan from the state.) - fairly allocated
by sq. footage, acreage, bedrooms or whatever
- lift station @ n.e. end of City on Aging triangle

④ Planning schedule Fall 2005 - draft in

② Significant Features

history

growth along Hwy, new businesses
evolutionary process

one comment

- no 4 story buildings on eastside of road
to block their properties

Shuland - also a builder

- currently a real mix of uses, railroad, fair,
canal
a good place for businesses or residences?
if so what kind?

- questions on access - new rd. w/ Farmers Bank
Illinois, Pennsylvania undeveloped
right of way

- future is commercial - most agree on this

- (hard feelings re: construction of sewer line
so far - not good communication)

to extend to eastside also? - light Commercial
also. along D.C. Road, no major industria
likes Council of Aging - design is nice
viewshed of mansion is very important

- ^{for} Businesses already on Hwy - little canal has impacted these already — too small of culverts were used.
- natural commercial venue to continue growth ^{already} along Hwy 93 + stop growth into other city blks. Light impact businesses — east front (east.) may be the "larger" ones — but try to avoid the hodgepodge.

Council of Aging — worked on their design!
 it could be zoned with stricter design standards. to match "Stock farm" could be an opportunity to create some "historic" design standards.

if community wants to keep the historic feel then maybe these standards would be good to use. — must be honored by anyone who wants to use these pieces. — value could be increased considerably.

to establish
 a character
 for the
 area??

what about log houses? timber frames?
 neon? signage? pitched roofs.
 no highrises — views are important
 east and west.

stock
Farm - prefers single family
not tiny lots
tradeoff density somewhere + elsewhere
there are open spaces

- traffic concerns on O.C. Rd. -
stoplight @ Riveride + Hwy.
road improvements may not be
enough

? what about sidewalk on one side or
another? or Frontage Rd.? (my question)

it is a thruway - Mass trucks, to Coripa
speedway.

more accesses to Hwy. needed.

walkability, trail accesses, back access to Mansion
already, walk access to park on Hwy 93
and to Fairgrounds

walkway along O.C. Road
Senior Citizen - walk lanes, bicycling

to widen probably need to go east of O.C. Rd.

Zoning

restricted but adequate lighting -
Mass + Title Company already
problematic
no offset lighting

~~Intodo~~ Buffering in between uses -

Pond - will it be protected??
eagles, deer, geese - what about
wildlife path (corridor?)

Schools - what about density? Chip Pignau

Fair Board Meeting 3/17/05

Current fairgrounds site (~37 acres) zoned public recreation (need to confirm with city zoning map).

North parking lot (additional 20 acres) is "controlled" by Fair Board, but actual title is held by the County and not the Fair Board. Fair Board would like to hold title.

Fair Board expressed clear interest in the triangle-shaped piece to the north of the 20 acre parcel. This piece extends to the south end of the lake. Fair Board also said that they acquired water rights (from the lake) from the Council on Aging, which acquired those rights when it purchased its site. *[we need to confirm this statement re. Water rights and whether it includes the right to take water from the lake]*. Gary, the Fair Manager, said acquiring this additional site would then also provide a means to transport the water from the lake to the Fair site—something they can't do now—which makes the water right worthless to them.

Fair Board concerned with becoming landlocked in the future if they don't acquire more land before it is developed. But, the Fair Board does not have a long-range plan that projects how this land would be used, or even that it really is needed.

Fair might be expanded in time into the county road department shop to the east of fairgrounds (~4 acres). Vicki made a point of noting that she believes there is significant contamination on the road department site and that it will require major cleanup before the site can be used by anyone else. Fair Board might not want the site—at least not until it was cleaned up. It has been there a long time and environmental practices have changed over time.

Discussed buffering the fairgrounds uses from new neighboring uses. Greg was convinced that having a fairgrounds as a neighbor increased property values. On the one hand this might make sense, as neighbors treat the fairgrounds as their neighborhood park. Vicki says this occurs now, as neighbors walk their dogs on the fairgrounds, etc. On the other hand, as the use of the fairgrounds intensifies and becomes more frequent, I would think the potential land use conflicts would increase and the fairgrounds would be a less congenial neighbor. Note—currently there really are no residential uses close to the fairgrounds, except for a couple of residences across OCR.

Vicki mentioned greenway development on the 20 acre triangle piece in which they are interested.. She could see this as a multiple use area—open space, camping.

Some discussion of how steeply the land drops off as one proceeds north from Fairgrounds Road.

Concern expressed for irrigation on the fairgrounds. The water table is dropping and they now sometimes have to wait until June to get water from their wells for irrigation (I believe I understood this). This underscores the value of the water rights to irrigate from the lake.

Discussed the Old Corvallis Road properties: underutilized properties

Concern with needed additional through streets to Hwy 93—Illinois and Pennsylvania were discussed. Need to relieve traffic.

Difficult for pedestrians along Fairgrounds and Old Corvallis Roads.

Need to upgrade road width on OCR.

Fair Bd. Mtg.

3/17/05

Vicky ^{Owner} - H.S. (President)
Gary -

1893 - established county fairgrounds - ^{done by} commissioners
1895 - M. Daly ^{went to} re: Fairgrounds fused "Safeway" area
1913 - citizens purchased fairgrounds ^{37 acres} from Mrs. Daly
for \$9000
zoned Public Recreation

north pkg. lot sold to county - but still
not in Fairgrounds name.
wants to purchase Δ s.w. of lake contiguous
to no. pkg. lot

^{what do you envision} 20 acre no. lot. — sheriff's office impound —
\$94,000 sergs. — road dept. overflow —
some storage, parking @ fair
can't landlock a Fair Grounds — need to
have room for expansion
Cty Rd. Dept may move — 4 acres. (orig.
taken from Fairgrounds land.)

Fair is different than Park Bds of County
or city \rightarrow They are self-sustaining ^{*generate by} 80% of budget

main purposes $\left\{ \begin{array}{l} 1) \text{ hold fair} \\ 2) \text{ help local business climate to grow} \end{array} \right.$

~800 acre land use plan (for now)
how it might best be developed, RCEPA
needing to be
reimbursed for
lift station
cost.

- all of the parcels will be in the city as this
development continues

- A) Concern for
- 1.) no. end land locked - greatly hurts the life of the fair
 - 2.) unresolved deed for 20 acres.
needs clarification - away
from a potential sale.
 - 3.) 20 acres no. of 20 acre city land. -
acquired? protection for city + fairgrounds
long term
 - 4.) 4 acres of city Rd. Dept. - Superfund
underground leeching
probably needs remediation
someone's major liability
must have city water - no wells
 - * 5.) Fair/City has water rights out of
pond - how to get it across?
use Δ piece to tie it in?
 - 6.) They do have a future expansion plan
needs updating
work w/ Betty L. - she is negotiating
w/ Frances ??

- 7.) physical nature of Δ may not be a good place to develop
- 8.) Pressure line - gravity line (a small animal barn - anything below needs another lift station - or tie into O.C. Rd.

How to buffer to potential residential sites — from "both sides" of the issue

Ueki "Greenway development" plan on 20 acre multiple use area, camping - open area.

Land drops off substantially from Fairgrove

— Concern w/ ~~land~~ ^{well} water for irrigation — water table is dropping here. need irrigation

— O.C. Rd. underutilized property —
Other use ideas?? — Looking for intersection rds / ILL + PA / traffic will be difficult
difficult for pedestrians along Fairgrove

— Upgrade Rd. width

- land locking would be disastrous
- really non-invasive property + events
other than fairs

early summer draft - given to them

COMMUNITY CONCEPTS

JOHN HORWICH, PRINCIPAL

711 MIHARA LANE
CORVALLIS, MT 59828
(406) 546-3384

November 25, 2005

Betty Davis, Executive Director
Ravalli County Economic Development Authority
105 East Main
Hamilton, MT 59840

Dear Betty:

Re: Public Meeting to Review Draft Area 3 Neighborhood Plan

This letter is being sent to all of the parties with whom I met last winter and spring to discuss the development of a Neighborhood Plan (land use plan) for the area adjacent to and including a large portion of the original Bitter Root Stock Farm. The area is known as Service Area 3 of the Hamilton Water/Sewer system. A draft plan has been prepared and it has been reviewed by representatives of the City of Hamilton and Ravalli County. The next step in the process is a public informational meeting for interested parties to review and discuss the draft plan.

A public informational meeting on the Old Corvallis Road 3 Draft Neighborhood Plan will be held in the County Commissioners Meeting Room in the County Administration Building at 215 S. Fourth Street, Hamilton, at 7:00 p.m. Thursday, December 8.

By December 1st, copies of the Draft Neighborhood Plan will be available for inspection at the County Planning Office in the County Administration Building and at City Hall 223 S. 2nd Street, Hamilton. The draft Plan will also be posted as a PDF document on the County Planning Office Website at www.co.ravalli.mt.us/county/planning.htm. You may comment at the meeting, or written comments are welcome at the address above. Please see that written comments are postmarked by December 15, 2005.

Following this meeting, a final version of the Neighborhood Plan will be developed and submitted to the City and the County, at which time the two local governments will decide whether to proceed with Planning Board and Governing Body consideration of the Neighborhood Plan as an amendment to the Growth Policies of the City and County.

Thank you for your past participation, and I hope to see you on December 8.

Sincerely,

John Horwich, Principal, Community Concepts

Old Corvallis Road Hamilton Sewer Water Proposed Service Area 3

TAX ID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP
590250	RAVALLI SERVICES INC	PO BOX 558		HAMILTON	MT	59840-0558
607810	BITTER ROOT STOCK FARM INC	PO BOX 496		HAMILTON	MT	59840-0496
607820	MONTANA HISTORICAL SOCIETY	% DALY MANSION PRESERVATION TR -ADD ONLY	PO BOX 223	HAMILTON	MT	59840-0223
610300	BITTER ROOT STOCK FARM INC	PO BOX 496		HAMILTON	MT	59840-0496
610310	BITTER ROOT STOCK FARM INC	PO BOX 496		HAMILTON	MT	59840-0496
610320	BESSENEY FRANCIS	PO BOX 496		HAMILTON	MT	59840-0496
610360	BITTER ROOT STOCK FARM INC	PO BOX 496		HAMILTON	MT	59840-0496
610370	RAVALLI COUNTY	215 S 4TH ST SUITE A		HAMILTON	MT	59840-2703
610380	BITTER ROOT STOCK FARM INC	PO BOX 496		HAMILTON	MT	59840-0496
620100	BURGESS BRADLEY W	PO BOX 6		HAMILTON	MT	59840-0006
634000	VACCARO GREGORY A AND	784 FRED BURR RD		VICTOR	MT	59875-9785
663000	ENDEAN THOMAS H & JUDITH A	PO BOX 785		CORVALLIS	MT	59828-0785
663800	MASON GARY D & MARGARET K	151 THOMAS ST		HAMILTON	MT	59840-3188
663900	GARDNER MORRIS C & ARTHELLA	PO BOX 3941		MISSOULA	MT	59806-3941
663910	OSBURN RODNEY J & VALENE	PO BOX 2315		HAMILTON	MT	59840-4315
663920	OSBURN RODNEY J & VALENE	PO BOX 2315		HAMILTON	MT	59840-4315
664000	JOHNSON EDWIN MASON & SANDRA J	159 OLD CORVALLIS RD		HAMILTON	MT	59840-3123
672100	PLUMB FRANCES AND	311 OLD CORVALLIS RD		HAMILTON	MT	59840-3128
701000	SHULUND LYNN	PO BOX 898		HAMILTON	MT	59840-0898
741000	MILDENBERGER HAROLD	PO BOX 630		HAMILTON	MT	59840-0630
744400	BABCOCK DORRIS R & JOE D	305 OLD CORVALLIS RD		HAMILTON	MT	59840-3128
761600	ENDEAN THOMAS H	PO BOX 785		CORVALLIS	MT	59828-0785
797100	SHULUND GILBERT LYNN	PO BOX 898		HAMILTON	MT	59840-0898
807300	STANHOPE RAYMOND LEROY	PO BOX 31		HAMILTON	MT	59840-0031
807310	AGNER SHIRLEY M & DAVID D	241 OLD CORVALLIS RD		HAMILTON	MT	59840-3125
807340	FIRST AMERICAN TITLE CO INC	PO BOX 596		HAMILTON	MT	59840-0596
814000	KUBU BETTY J	165 OLD CORVALLIS ROAD		HAMILTON	MT	59840-3123
820500	LARKIN BRADFORD P AND	PO BOX 982		HAMILTON	MT	59840-0982
841800	WILKINSON SUSIE	312 OLD CORVALLIS RD		HAMILTON	MT	59840-3127
841900	RAVALLI COUNTY COUNCIL ON AGING INC	802 W MAIN ST		HAMILTON	MT	59840-2330
841900	RAVALLI COUNTY COUNCIL ON AGING INC	802 W MAIN ST		HAMILTON	MT	59840-2330
1486900	MONTANA RAIL LINK	DBA BILL'S AUTO CLINIC		MISSOULA	MT	59808-6630
1486910	MONTANA RAIL LINK	% WASHINGTON CORPORATION -ADD ONLY-	PO BOX 16630	MISSOULA	MT	59808-6630

Old Corvallis Road Area 3 12/8/05

Please print name & address

- ... VICKI LAWSON, 507 So. FIFTH ST, HAMILTON 59840
- ... SUE McCORMACK, 323 Indian PRAIRIE Loop, VICTOR 59875
- ... ~~DORRIS BAKER~~ 305 Old CORVALLIS RD
- ... ~~James Shum~~ 311 Old Corvallis Rd
- ... Steve Powell 243 Meadowlark Lane Hamilton
- ... John Ormiston 366 Blodgett Camp Rd. Hamilton
- ... Dave Schultz 218 Rose Ln Hamilton
- ... Kristne Kumar 701 S. 5th St. Hamilton
- ... PAUL TRAVITZ - RAVALLI COUNTY Council on Aging 310 Old CORVALLIS Rd
- ... Vicki Bohlig 310 Geneva Ave. Hamilton
- ... Jnnferding 325 W. Main Hamilton 59840
- ... Pam Horvick 711 Mihara Lane Corvallis 59828
- ... Monte DRAKE 401 Powell way CORVALLIS 59828
- ... Dale Huhtanen 2441 Old Dady Rd Hamilton 59840
- ... Julie Foster, 105 E. Main St., Hamilton, 59840
- ... ~~Jim Shubert~~ 860 Canyon View Lp HAMILTON
- ... KATIE WARD - Real Est Broker 111 Ironwood PL MISSOULA 598
- ... ~~DAVE FARRER~~ 401 Old CORVALLIS RD
- ... Renee VanHoven Planning Dept. - Ravalli Cty.
- ... GARY MACLAREN 429 CURLEW ORCHARD RD. VICTOR
- ... Grant Kier, 117 N. 4th St, HAMILTON MT 59840
- ... Ross Rademacher 879 Weber Bette Trail, Corvallis MT 598.
- ... MIKE HANFORD 276 NOLAND AVE HAMILTON MT 59840
- ... KRISTINA BESSENEY 129 Tammany Hill HAMILTON MT 59840
- ... Henry Silverio 247 Elk Range Way, Darby MT 5982
- ... Mrs. D. L. Gannon 442 ARROW HILL DR. HAMILTON MT 59840

December 22, 2005

Subject: Old Corvallis 3 Draft Neighborhood Plan

To: Community Concepts, John Horwich, Principal

From: Rodney J. & Valene Osburn

Dear Sir:

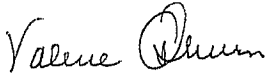
Please accept our apologies on the late arrival of this correspondence. Due to health reasons, we are forced to go south to warmer climates and just received your proposed draft plan. We understand your proposal could have dramatic consequences on any future income we stand to acquire by limiting future prospective buyers. We have devoted 30 plus years toward our retirement needs in the purchases of Rod's Auto & Align and Rod's Mini Storages. We are adamantly and totally opposed to any infringement in our rights to control and sell these properties as opportunities arise. One of the main contributing factors in our longevity toward this goal was the potential for commercial operations throughout the Old Corvallis Road corridor. An example of this plan was demonstrated when The Pharoah Plex Theater did its feasibility study and it was stated that this corridor would turn out like "the Reserve St. of the Bitterroot". With this understanding we stand strongly against any restrictions of the future use of these properties.

We can be reached by telephone @ (406) 370-4111 or (406) 370-4112 or email @ rvosburn@msn.com or regular mail at this address: Rodney J. & Valene Osburn, 13835 E. 48th Dr. Yuma, Az. 85367.

Sincerely,



Rodney J. Osburn



Valene Osburn

CC Hamilton City Council
Mayor of Hamilton
Ravalli County Commissioners

Francis Besseney

**520 East 86th Street
New York, NY 10028**

**Bitter Root Stock Farm, Inc.
P.O. Box 496
Hamilton, MT 59840**

December 15, 2005

Community Concepts
John Horwich, Principal
711 Mihara Lane
Corvallis, MT 59828

Via email: Pam and John Horwich [horwich@sofast.net]

Re: Comments on Draft Area Plan for OCR3 Neighborhood

Dear Mr. Horwich,

Thank you for the opportunity to comment on the Draft Area Plan for the Old Corvallis Road Neighborhood #3 (OCR3). I am generally supportive of the planning concepts included within the Draft Area Plan, and commend you, Ravalli County and City of Hamilton for engaging in what has to date been an open and transparent, forward-looking, planning process.

As you know, the vast majority of OCR3 is within the borders of the Bitter Root Stock Farm. Therefore, the Draft Area Plan has significant implications for future uses and activities on and of the Bitter Root Stock Farm. As you are also aware, I am currently marketing for sale a significant portion of the Bitter Root Stock Farm that lies within OCR3, and am actively exploring options for the disposition of the remaining parts of the ranch that lie within, and to the north of, OCR3. The Area Plan therefore has a significant and immediate effect on my ability to manage and dispose of my property.

As the draft plan recognizes, the OCR3 neighborhood has an important regional context, which flows from its location at the juncture of many elements. It contains important historic and cultural assets, stunning views to all points of the compass, and access to city water and sewer services. It is also adjacent or in close proximity to schools, community centers and recreation facilities, making significant residential development logical in this location. Moreover, the existence of commercial properties along Old Corvallis Road and points north, as well as the proximity of OCR3 to major roads and services, make portions of the OCR3 neighborhood a logical location to encourage further commercial development. Rational development of the OCR3

neighborhood that takes these elements into account could increase the economic and non-economic quality of life that draws so many people to the Valley.

I am working to respect, and take advantage of, each of these elements in my decisions about the future of my property. In general, the draft area plan supports my vision for the future of my property. It permits residential development in substantial and logical areas of OCR3, and does so in a manner that would appear to make the entitlement process more predictable and certain for future developers. The same can be said of commercial development along the Old Corvallis Road corridor.

I do believe, however, that the density allotments for the Bitter Root Stock Farm portion of the proposed residential neighborhood in OCR3 are too low. I understand that technical considerations exist that guide the density number. At the same time, Valley residential developments in less logical locations have greater density than that proposed for the OCR3 residential neighborhood. In keeping with the common sense foundation of the plan, a developer should be encouraged to place housing in this location because of its proximity to city services and likely ameliorative effect it would have on demand for future development farther from town.

Moreover, even taking the technical considerations as strict limitations, the Plan's apparent allocation of a significant portion of the potential residential density to the Daly Mansion property makes little sense. (See Exhibit A). The Mansion is not now and foreseeably never would be in the business of residential development. The only proposals for its property of which I am aware have been for development that would enhance, rather than detract from, the Mansion's purpose. Consequently, I urge you to re-draw the boundary of the proposed residential area to exclude the Mansion property.

As you know, I also share the goal of protecting in some manner the viewshed to the west of the Daly Mansion (assuming, of course, that it remains true to its original purpose and does not become a residential development). The draft area plan calls for park land and open space in this portion of OCR3. I agree with the draft area plan's recognition of this area as suitable for park and open space. To ensure the long-term protection of these areas, and their use for community-oriented purposes, it is helpful that the area plan explicitly recognize that some of this property may need to be acquired through a sale and that protection of some areas may only be possible with increased development density in other portions of OCR3. There is some flexibility in this regard in the current draft, and in my view it is important that this element remain in the plan.

My final comment provides a cautionary note. It will be important to the success of the Area Plan that the regulatory playing field for developers within and outside of OCR3 be level. The very real benefit to a developer within OCR3 is the predictability of the entitlement process, while the County and Town -- and Valley residents and visitors -- benefit from, among other things, the substantial community benefits that flow from holistically planned development. That said, should development outside of OCR3 be allowed to occur in a manner that significantly undercuts the economic competitiveness of development within OCR3, the plan will not benefit the OCR3 developer or the public.

If such is the case, there will be a disincentive to develop the neighborhood, or at least a disincentive to do so in the manner called for in the plan.

Thank you very much for the opportunity to comment on the draft Area Plan, and for the numerous previous opportunities to provide input into your important work.

Sincerely,

/S/

Francis Besseney

Cc: Town of Hamilton
Ravalli County



Ravalli County Economic Development Authority

December 12, 2005

Community Concepts
John Horwich
711 Mihara Lane
Corvallis, MT 59828

Re: Letter in Support of the Neighborhood Plan authored by Community Concepts

Mr. John Horwich, Principal, Community Concepts:

Ravalli County Economic Development Authority (RCEDA) supports the Draft Neighborhood Plan composed by Community Concepts, John Horwich, for Service Area 3.

Community Concepts put together a thoughtful draft-planning document through discussion with Service Area 3 stakeholders. A well-attended public meeting, December 8th, 2005, gave citizens time to air questions and concerns.

The Neighborhood Plan provides an opportunity to preserve cultural and historical aspects of Service Area 3 while moving forward with development that will take place.

The Neighborhood Plan is a fine example of the benefits planning can provide in our communities. RCEDA supports planning and the planning process.

RCEDA urges Ravalli County and the City of Hamilton to continue to support Community Concepts and the planning process for Service Area 3. RCEDA commends our local area governments for commissioning this good work.

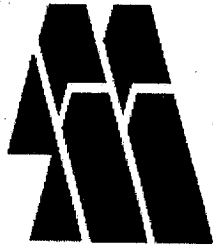
In Support of The Neighborhood Plan,

A handwritten signature in black ink, appearing to read "Monte Drake", is written over a circular stamp or seal.

Ravalli County Economic Development Authority
Monte Drake, RCEDA Board Chair

cc: Ravalli County Commissioners
City of Hamilton

MILDENBERGER MOTORS
PO BOX 630 1717 NORTH FIRST
HAMILTON, MT 59840
406-363-4100 406-363-4501 FAX



Mildenberger Motors

11/29/2005

John Horwich, Principal
Community Concepts
711 Mihara Lane
Corvallis, MT 59828

Dear Mr. Horwich,

While I appreciate your personal invitation to attend the Public Meeting to Review Draft Area 3 Neighborhood Plan, I respectfully decline to attend.

Firstly, I have no recollection of ever having met with you or any other persons regarding the development of a Neighborhood Plan for the land adjacent to and including a large portion of the original Bitterroot Stock Farm, of which I am the major landowner.

Secondly, I have no interest in attending a meeting to discuss a Neighborhood Plan which I have no intention of developing, supporting, or implementing. I have my own plan for my property, and I think it is a good plan (the best plan for my intentions and my family's future intentions) and I have no use whatsoever for any neighbors or their plans, or their plans for THEIR property.

I understand that any landowner may, prior to the adoption of any neighborhood plan, elect to have their land excluded from the plan, and that is what I intend to do. If this qualifies as your requested comment, please feel free to present it at your Public Meeting, and add it to the written comments you receive.

GARDNER'S AUCTION

4810 Highway 93 South
P. O. Box 3941
Missoula, Montana 59806
(406) 251-2221

153 Old Corvallis Rd.
Hamilton, Montana 59840
(406) 375-0909

Community Concepts
John Horowich
711 Mihara Lane
Corvallis MT 59828

December 12 2005

John:

I attended your meeting and found it very informative. Unfortunately I was not able to attend the entire meeting. I was able to view the proposal on-line. These proposed zoning changes would significantly affect the future plans of multiple landowners. I own two parcels and adjacent to me is a parcel belonging to another family member that has been in the family for many years. If we wished to develop our properties I am concerned about the restraints that your proposed zoning would have on the directions of our property according to the plans we have in mind. The Neighborhood Plan is obviously geared to oversee future development of Old Corvallis Road. These zoning changes planned, could diminish the monetary value of the present properties whether renting or selling if the zoning is too restrictive. Another concern is the increase in property taxes. You made reference to "knowledge based" businesses versus box stores as the desirable objective the developers wish to see built. Has there been any commitment from any of these types of businesses? I am not opposed to zoning if it does not adversely affect local landowners. I will be watchful in the development of the Neighborhood Plan and look forward in following its progress.

Sincerely,

Kevin Gardner